



District 4 Advisory Board Minutes

04/03/2023 • 6:30 pm

Alford Branch Library • 3447 S Meridian Ave, Wichita, KS 67217

Video of meeting: https://fb.watch/jlgD_Mi-mj/

Order of Business

The District 4 Advisory Board meeting was held in person at 6:30 pm at the Alford Branch Library and virtually via Zoom and Facebook Live. Council Member Jeff Blubaugh, six (6) DAB members, eight (8) City staff and five (5) members of the public were in attendance. The current agenda and minutes from March 6, 2023, were approved.

Members Present

Dalton Glasscock
Jim Kelly
June Johnson
Grant Delmar *virtual
Wally Bell
Rebecca "Beckie" Jenek
COUNCIL MEMBER Jeff Blubaugh

Members Absent

Alex Martinez

Staff Present

Brooke Kauchak, Community Services
Representative, City Manager's Office
J. C. Atondo, Community Policing Officer,
Wichita Police Dept. (WPD)
Pete Ridder, Battalion Chief, Wichita Fire Dept.
(WFD)
Robyn Belt, Alford Branch Manager, Wichita
Public Library (WPL)
Melissa Burns, Sergeant, WPD
Travis Pepperd, Officer, WPD
Andrew "Ryan" Tyree, Housing and Community
Services Dept. (HCSD)
Logan Bradshaw, Assistant Director, HCSD

Guests Present

James Kilpatrick
Cole Schnieders
Brenda Pollock
Brenda Williamson *virtual
Gary L. Hall
Vince *virtual
Adrienne
Dick Kunkle

Tom Rolfe

DAB Member Dalton Glasscock chaired this meeting and called the meeting to order at 6:31 pm. Glasscock thanked everyone for coming and proceeded with the Pledge of Allegiance.

The Chair asked DAB Members to introduce themselves and where they live. The Chair followed by asking the board for a motion to approve the April 3, 2023, agenda. DAB Member Wally Bell made a motion to approve. DAB Member June Johnson seconded the motion. Bell: Johnson. Motion approved 6:0. Glasscock checked to see if DAB Members were on Zoom. DAB Member Grant Delmar joined the meeting virtually. The next item was approval for the March 6, 2023, DAB 4 meeting minutes. DAB Member Jim Kelly motioned to approve, and DAB Member Wally Bell gave a second. Motion carries and was approved 6:0.

Staff Reports

1. Wichita Fire Department

Chief Pete Ridder, Wichita Fire Dept. is stationed out of Battalion 4 located on 16th and Tyler on the Southwest part of town. District 4 had multiple incidents that included fire damage and loss to home and property. WFD is utilizing a grant to add two (2) more trucks (specialized search and ventilation capabilities) assigned to Station 17 and Station 8 next to the Police Substation. This takes place on April 15, and WFD is adding truck 6 and 7 to their fleet. He asked if there were any questions or concerns from DAB Members. DAB Member Glasscock asked if there were any questions from the public. No questions.

2. Wichita Police Department

Community Policing Officer Travis Pepperd, Patrol South provided updates relevant to District 4. The DAB 4 area covers Police Beats 27, 28, 29, and 299. He also provided updates on the training academy and recruitment. Currently, WPD has six (6) new officers joining them on the streets April 28. In Patrol South, violent crimes are down. They are seeing trends in auto theft and larcenies to burglaries in residences (garages). If you see anyone, remind them to keep everything locked up. If you see people wandering around in the middle of the night, call them. Officer Pepperd asked if anyone had questions or concerns.

Q: A resident asked if Patrol South was over a specific area. He connected with the Officer to make a report.

Community Policing Officer J.C. Atondo, Patrol West came to speak on events and updates. There was a shooting and homicide on West Kellogg that has triggered a focus on enforcement in this area. He warned folks to be careful when throwing their receipts out as people will find this, shoplift, and use the receipt to "return" the item. Second chance Thursday is coming up the 1st of June where WPD can push back traffic warrants and re-set this as well as help folks with their drivers' licenses. On April 29, from 2 to 4 pm there will be an event in the Town West Parking Lot for youth- Chief Sullivan and Sheriff Easter will be in attendance.

Sergeant Melissa Burns introduced herself. She is a Patrol South Supervisor on the 3rd shift and is available for questions / comments.

3. Library

Robyn Belt, Branch Library Manager, gave the following report:

March 2023: Alford Circulation: 3,122 and Alford Attendance: 4,523

If you need to apply for a passport for summer travel, your Wichita Public Library has you covered. You can process your passport application at the Alford Branch (3447 S. Meridian) and Evergreen Community Center and Library (2601 N. Arkansas). To book your appointment or learn more, visit our website or call us at 350-3262.

Wichita Public Library, Wichita Literacy Coalition and several community partners have created and installed 26 Little Free Libraries throughout City Council District III – each one decorated after a letter of the alphabet. They are part of a project to help kids in low literacy areas have better access to books, tools and resources to explore reading at home. The 26 Libraries are decorated for each letter of the alphabet, with an audio component created by Wichita State University's Engineering students that will pronounce letters when the door opens. Wichita Public Library and community partners will provide books for early learners and parents; everyone is welcome to use the Little Free Libraries and to share books forward.

This Wednesday, please stop in between 2pm to 6pm and help us celebrate the 20th anniversary of the opening of the Alford Branch.

All Wichita Public Library locations will be closed this Sunday, April 9th.

Action Taken: Received and filed.

Report: <https://www.wichita.gov/Council/DABAgendasMinutes/2023-04-03%20DAB%20Library%20Staff%20Report.pdf>

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Public Agenda

4. Scheduled Items

- a. **Cole Schnieders** presented on Impact ICT Continuum of Care (CoC) for the Wichita-Sedgwick County area.

Cole Schnieders introduced himself and spoke briefly about United Way's Continuum of Care which is supported by a federal grant to end homelessness in the community. They receive approximately 2.8 million in federal funds to place folks in the street directly into housing and keep them there. Not only are they a federal grant, but the CoC is also a coalition of partners made up of nonprofits, government entities, businesses, persons with lived experiences of homelessness and community stakeholders who want to end homelessness.

They focus on reaching functional zero – having fewer people entering homelessness than people leaving homelessness. This is attained through getting to know who is experiencing homelessness, what is going on in their lives, and what they need to get out of homelessness. This looks different for everyone, and support can be short or long-term. The CoC takes this information and uses it to reduce barriers and increase access through an iterative process that focuses on one group at a time. There are deciding if

that group will be veterans or people experiencing chronic homelessness (more than 1 year). He explained how coordinated entry works in Wichita. Cole also described the Point in Time Count and how spending was allocated in 2022.

DAB Member Dalton Glasscock asked if there were any questions from the board and the public. He thanked Cole for coming and sharing this information.

Item Presentation: <https://www.wichita.gov/Council/DABAgendasMinutes/2023-04-03%20DAB%204%20What%20is%20the%20CoC%20-%20DABIV.pdf>

5. Off-Agenda Items

a. Gary Hall, 1009 West Davis

Mr. Hall described a problem in his neighborhood with land use (warehouse distribution and warehouse storage) except the residence is having large parties from 9 pm to 3 am. This is a residential area, and this property is creating a nuisance in the neighborhood. He also described a trash problem, access issues, and safety hazards with adjacent property. He has lived in his house for over 25 years and doesn't believe the neighborhood should be subjected to nuisance.

Q: Council Member Blubaugh asked this resident, how long has this been going on?

A: Mr. Hall responded that this has been going on for about a month and a half.

b. Adrienne, 1007 W Davis

This Resident also expressed concerns with the property near his residence. He emphasized the property has loud cars that make popping sounds like gunshots. His family cannot sleep, and approx. 2 weeks ago, the property was chaos and out of control. He claims that as soon as this detail shop opened, nuisances started happening Friday and Saturday nights.

CM Blubaugh recommended the resident call 911 first so they can be made aware.

Wichita Police Dept. Officer Travis Pepperd also commented that WPD are flexible and can come out on a Friday or Saturday evening.

Q: DAB Member Jim Kelly asked what building the resident was speaking about.

Q: DAB Member Grant Delmar asked if this was the same area of a prior case the DAB heard.

A: DAB Member Jim Kelly responded that this was not the same location.

DAB Chair Dalton Glasscock asked if anyone else from the public wanted to speak.

c. James W. Kilpatrick, Jr., Affordable Housing

Mr. Kilpatrick spoke on Affordable Housing and his ideas and concerns regarding welfare projects and the effectiveness of government programs. He provided DAB Members with a written statement. He warned that this problem will get worse and more expensive.

CM Blubaugh commented that he didn't know of any multi-family housing going into an area the speaker mentioned. CM Blubaugh agreed that Wichita has a housing problem and is short on supply of available housing units.

Action Taken: Received and filed.

DAB Member Dalton Glasscock asked if Housing and Community Services Staff were ready to present on the Housing Item. Not hearing anything, the DAB moved on to the planning case.

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New Business

6. ZON2023-00007

Eryn Ebach, Planning Department presented an application on behalf of Sunset Enterprises LLC, 700 S. Broadway, Wichita, KS 67211 and K.E. Miller Engineering to request a zone change in the City from SF-5 Single Family Residential District to GO General Office District to allow GO uses include duplexes; generally located east of South Maize Road and north of West Kellogg Drive.

The Metropolitan Area Planning Commission public hearing for this item will be on Thursday, April 13, 2023, at 1:30 pm in person in the Ronald Regan Building, 271 West Third St., 2nd floor Wichita KS, 67202. The agent was in attendance during the Monday, April 3, 2023, DAB meeting.

DAB and members of the public asked questions and made the following comments:

DAB Member Dalton Glasscock: Noted that the board received one (1) document from resident Dick Kunkle with comments on this item.

Q: DAB Member June Johnson remarked that this case is in her neighborhood. Johnson commented that the two houses the applicant owns are not next to each other, there is a house privately owned between them.

A: Staff responded that there is a property to the South, one in the middle they do not own, and a property to the North.

Q: DAB Member June Johnson asked if the applicant is taking out two (2) drives to make two entrances?

A: Planning Staff responded- during the platting process, the access will be determined, and spacing will need to adhere to access management standards.

Q: DAB Member June Johnson: have you ever tried to get out onto Maize Road? Johnson commented that "they" will need to work with the City to get a turn lane or cars won't be able to get out. The people behind those houses won't be able to get out during certain times of the day. Her and her neighbor's concerns primarily are what they are going to build, flooding, and traffic (turn lanes will be necessary).

A: Typically, you need at least 200 feet between approved lanes in City. This will be determined in the platting process.

A: Regarding access management, the design will be flushed out during the platting process. Regarding flooding, generally, when a property is platted, this can be an improvement to surrounding properties because City staff and engineering review the flood plan and address issues/concerns. Staff does not know what the applicant intends to build outside of what is permitted in the district they have requested. Staff will defer to the applicant/agent for this information.

a. Kirt Miller, K.E. Miller Engineering- Agent for Applicant commented that their primary use will be duplexes. He added that the applicant has an access agreement to the south side. Future development may also have access to the south. The applicant owns two (2) lots that are rental houses. The applicant is working with several developers, and they are not sure the exact design of the commercially zoned property. This aims to be inclusive of future development plans. A duplex is not an uncommon zoning in the area, they aren't introducing a new use. The primary plan is to build duplexes on the north part of property.

Q: June Johnson asked if the duplexes will be "high-end duplexes for purchase or duplexes for rental?" Johnson commented that nearby duplexes look classy.

A: The agent's understanding is the applicant plans to lease the duplexes out and will be responsible for the building.

DAB Member June Johnson commented that she is concerned about the traffic.

A: The Agent responded that the access point is at the bank.

CM Blubaugh asked if there was a considerable number of specials on the tract?

A: Agent replied that he was not sure.

CM Blubaugh asked the agent if they are planning on doing both tracts?

A: Agent replied that they are planning on doing both. One is commercial. The applicant owns all the way down to Kellogg Drive.

CM Blubaugh questioned why they are doing this.

A: The Agent replied that the other area is already zoned and platted for commercial use. They will be responsible for specials. The majority of the North piece will be duplexes, the Southeast development is undetermined.

DAB Member Dalton Glasscock asked if there were questions from the audience.

b. Guest: Tom Rolfe, 10405 W Springer St, North side of Maize Rd
Mr. Rolfe stated that residents have a terrible traffic problem here. The people coming Northbound think they have the right of way to turn in front of people. Around 7 and 8 o'clock you cannot get onto Maize Rd, and there is only one (1) route for access because cars are cut off. They took the low water crossing out and cars don't have many options. The main problem he sees is the traffic.

CM Blubaugh commented that he will speak with City Traffic staff about this.

A: Mr. Rolfe responded that a third lane may also create an issue.

A: DAB Member Grant Delmar drives this area daily; it is quite congested during morning hours and evening rush hour. Could this not be fixed with something such as not allowing a left turn during certain hours and permitting a right turn only?

CM Blubaugh will discuss this with Public Works and Utilities.

Q: DAB Member June Johnson asked what sign always gets run over? This happens as people are illegally turning into QuikTrip to get to the turning lane. It can be dangerous.

DAB Member Dalton Glasscock asked for the next speaker.

c. Mr. Dick Kunkle, 700 Glendale

Mr. Kunkle passed out prepared remarks to DAB Members about this zoning case. He is familiar with this topic due to his experience in Real Estate and personal history with the area. He is concerned about the land use and lives just to the north side of the property. Under the requested zoning, the duplex design is large. His second concern is the screening.

City Planning Staff Erin Ebach explained the requirements should this case be approved: anywhere in which the property abuts residences, they need a screened fence 6 to 8 feet made of standard building material (not corrugated metal or chain link).

Q: Mr. Dick Kunkle asked about other requirements.

A: Erin Ebach responded that there are landscape requirements within the City as well.

Q: DAB Member Dalton Glasscock asked the guest what year the photos were taken that Mr. Kunkle provided.

A: Mr. Dick Kunkle responded that the first page was taken in 1998. The bottom right photo is the East side of his house. He also commented that he knows people in this area and has spoken with them about potentially selling land.

Council Member Blubaugh commented that he agrees with flooding issues. The City is working on a program to restore and clean the Calfskin and take homes out of the floodplain to encourage development. Also, this can mitigate future flooding issues.

A: Mr. Dick Kunkle responded that hopefully, this will address the issue.

Q: DAB Member Beckie Jenek asked if this development will help with the flooding problem?

A: Staff responded that this 8.33 acres is unplatted and will need to be platted. A component of the platting process requires staff to ensure all stormwater needs are addressed before platting of the property can be approved. Often these concerns arise at the land use stage. Typically, the flooding in the area improves as flood mitigation practices are put into place during the design process – *generally*, not in every case.

Q: DAB Member Wally Bell agrees with the traffic issue and states there should be a traffic study. You almost need a traffic light due to congestion. He avoids this area when driving on Maize Rd.

A: CM Blubaugh noted that there's a consensus, this intersection is not safe.

Action: DAB Member Jim Kelly motioned to put this zoning case on hold until a traffic study is done. This motion was seconded by DAB Member Grant Delmar.

Q: DAB Chair Dalton Glasscock asked City Planning Staff is type of action/ vote had precedent?

A: City Staff responded that generally the case cannot be delayed. This has been done in the past, but this is not typical. The zoning case is not contingent on the DAB vote as this is only a recommendation. The DAB provides an advisory vote unless the Metropolitan Planning Commission defers approval.

Action: DAB Member June Johnson offered a friendly amendment to the previous motion for the case to be approved on the condition a flooding and traffic study is complete. DAB Member Jim Kelly revised the motion. DAB Member Grant Delmar seconded.

Q: CM Blubaugh asked about the project timeline.

A: The Agent explained that once they get the zoning, they will undergo the platting process, and this is where they will address traffic and drainage issues.

Q: DAB Member Jim Kelly asked who does the study for Calfskin Creek?

A: City Staff answered that she believes it is a combination of City staff and FEMA.

Q: Jim Kelly asked who approves and does this?

A: City Staff responded that Wichita Public Work and Utility Stormwater staff will do the platting in this zoning case.

Action- DAB Member Dalton Glasscock repeated the motion for a final vote:

Action Taken: Motion made by DAB Member **Wally Bell** and seconded by DAB Member **Grant Delmar** to **APPROVE** the application subject to a traffic and flooding study per staff's recommendation. Motion to **APPROVE PASSED 6-0-0.**

ZON2023-00007 Staff Report: <https://www.wichita.gov/Council/DABAgendasMinutes/2023-04-03%20DAB%204%20ZON2023-00007%20MAPC%20Staff%20Report%20.pdf>

7. FY2023-2024 Funding; CDBG, HOME, ESG

Logan Bradshaw and Andrew "Ryan" Tyree, Housing and Community Services Department presented on the 2023-2024 Fifth Annual Action Plan. Typically, staff present on funding recommendations prior to allocations. This year is different as they have annual allocations from the Department of Housing and Urban Development (HUD) and are reallocating funds generated through program income and programs that underspent. The Planning Process identifies community needs and spending priorities. They are allocating funding towards proposals and applications received from community services providers.

Andrew “Ryan” Tyree provided an overview of the Community-Development Block Grant (CDBG) Program. This must meet national objectives and benefit a majority of low to moderate-income persons. Staff provided a high-level breakdown of funding allocations for public infrastructure improvements/facilities, housing activities/improvements, public services, and other projects. Staff also reviewed administration and indirect costs. This has a 20% spending cap from the federal government. Staff also reviewed funding allocated to Domestic Violence shelters, Youth Services, and Youth Employment programs.

Logan Bradshaw summarized the HOME Investment Partnerships Grant for affordable housing. The Housing Development Loan Program provides funding to for- and non-profit developers for affordable housing. There is a set-aside requirement for Community Housing Development Organizations (CHDO). Currently, Wichita has two (2) active CHDOs. A vast majority of the HDLP funds go toward homeownership projects. This funding also has other uses such as multi-family or single-family rental.

Ryan Tyree reviewed Emergency Solutions Grant (ESG) funding allocations. This covers shelter services, homeless prevention, and rapid rehousing.

DAB and members of the public asked and made the following summarized questions and comments:

Q: DAB Member Dalton Glasscock asked staff if they want a recommendation for a Grants Review Committee member?

A: Staff responded that last year’s process informed a two-year program cycle, so they will be needing a nomination for a Grants Review Committee member next year.

Q: DAB Member Dalton Glasscock asked who was representing District 4 and if there were other questions for staff.

A: Staff responded that the District 4 Representative was Matt.

Dalton Glasscock thanked Housing and Community Services staff for their presentation and time. Logan Bradshaw provided Andrew Tyree’s email for additional comments/questions: ATyree@wichita.gov.

Staff Report: <https://www.wichita.gov/Council/DABAgendasMinutes/2023-04-03%20FY2023-24%20Funding;%20HOME,%20CDBG,%20ESG.pdf>

Agenda Item Presentation: <https://www.wichita.gov/Council/DABAgendasMinutes/2023-04-03%20DAB%204%202023-2024%20HCSD%20Annual%20Action%20Plan%20.pptx>

<https://www.wichita.gov/Council/DABAgendasMinutes/2023-04-03%20DAB%204%20FY2023-2024%20Funding;%20CDBG,%20HOME,%20ESG.pdf>

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Board Agenda

8. Updates, Issues, and Reports

Grant Delmar shared that he promised a retired City employee that he would mention- Out of town folks had trouble reading the City's highway signs because the reflection has "worn off" a bit.

CM Blubaugh will pass this information on to KDOT.

Q: DAB Member Dalton Glasscock: Are there any other comments?

A: Council Member Blubaugh commented on his trip to Washing DC and the hill visit with Wichita City Council during March 2023. He added that this annual trip helps City Council discover new opportunities and build relationships with different levels of government and community groups to make progress on complex challenges. This is a beneficial trip, and meetings were conducive to economic development and transportation.

DAB Member Wally Bell request that someone from the Wichita-Sedgwick County Metropolitan Building and Construction Department (MABCD) – Office of Central Inspection come to a meeting to answer resident questions.

A: CM Blubaugh responded that staff are trying to schedule a district breakfast with MABCD staff.

DAB Member Wally Bell commented that he always ends up on someone's voicemail when trying to get answers to his questions.

Dalton Glasscock opened the floor for a motion to adjourn.

Action Taken: Motion to adjourn made by DAB Member Wally Bell. Seconded by DAB Member Jim Kelly. Motion approved 6:0.

Adjournment

The meeting was adjourned at 8:27 pm. The next District 4 Advisory Board meeting will be held at 6:30 pm on May 1, 2023, at Alford Library. The public also has the option to attend remotely by participating in the meeting via the virtual platform Zoom or watching the meeting live on the <https://www.facebook.com/WichitaCityCouncilDistrict4/>. The Zoom meeting link, ID, and passcode for the next meeting remains the same and can be found on the first page of this agenda. Visit <https://www.wichita.gov/Council/Pages/DistrictIV.aspx> for the most up-to-date meeting information.

Respectfully submitted,
Brooke Kauchak, District 4 Community Services Representative